

City of Hays  
City Commission  
Work Session Notes  
Thursday, April 2, 2015 – 6:30 p.m.

Present: Henry Schwaller IV, Eber Phelps, Shaun Musil, Ron Mellick, Kent Steward, Todd Powell, John Bird, Toby Dougherty

**March 19, 2015 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on March 19, 2015; the minutes stand approved as presented.

**HDR Contract for Owner Representative of the Wastewater Treatment Plant Project**

The current City of Hays wastewater treatment facility was built in the 1950's and received some modifications and upgrades since its original construction. The plant was built to treat to specific wastewater standards. Discharge standards have become more stringent over the years and harder to meet due to technological limitations of the facility.

The reconstruction of the wastewater treatment plant is necessary to meet KDHE permit requirements in 2018. This is expected to cost \$26-\$28 million. Traditional design-bid-build processes have caused issues historically with larger projects; therefore, City staff has recommended utilizing the design-build process. To ensure we build the most efficient and effective facility as possible, control costs, and protect the City's interest, staff recommended the expertise of an owner representative to guide us through the design-build process.

Assistant City Manager, Paul Briseno, stated the City solicited request for qualifications for an owner representative and received eight proposals in February. Based on proposal criteria three firms were narrowed and interviewed in March. These firms were asked to clarify their proposal, answer specific questions and give an estimated cost of services. Though HDR Engineering, Inc.

is not the lowest cost, their experience, open approach, state revolving loan assistance experience, guaranteed part-time/full-time inspector, and warranty administration led the selection committee to unanimously recommend them as the owner representative.

Stan Christopher, Sr. Vice President with HDR Engineering, Inc. and also the designated principal as well as project manager for this project was present to answer questions and explain the services they provide. Mr. Christopher has 31 years experience with HDR in wastewater projects.

At the April 9, 2015 Commission meeting, Commissioners will be requested to approve a contract with HDR Engineering, Inc. for an amount not to exceed \$1,708,412 for owner representative services of the Wastewater Treatment Plant Project.

#### **Resolution for Series 2003A Bond Redemption**

Kim Rupp, Finance Director, informed the Commissioners that bonds in General Obligation Series 2003A maturing on or after September 1, 2014 are now subject to redemption prior to their maturity dates. The City now has the option to call these bonds. This requires a resolution providing for the refunding of the General Obligation Internal Improvement Bonds, Series 2003A. It also requires the approval to expend \$449,045.44 out of the City Commission Capital Reserve of which funds are available. Redeeming the bonds will save the City \$31,000 in interest charges. City staff is recommending this action.

At the April 9, 2015 Commission meeting, Commissioners will be requested to adopt the Resolution authorizing the refunding of the remaining maturities of the General Obligation Internal Improvement Bonds, Series 2003A, and the expenditure of \$449,045.44 from the City Commission Capital Reserve.

#### **Consider Increase Pay for City Commissioners**

At the March 19, 2015 Work Session, Commissioner Steward requested the Commission consider an increase in pay for the Hays City Commissioners.

Chairperson Schwaller recused himself from the discussion.

Commissioner Steward had suggested to increase the pay for City Commissioners from \$150 to \$1,500 per month. Commissioner Steward is not running for re-election and stated he stands to gain nothing from this. He thought it was an important thing to do for people who are working a second job and couldn't afford to be on the City Commission, and that it would make working on the Commission a lot less elite.

Commissioner Mellick felt it should be raised but thought a \$50 to \$100 raise would be more reasonable. He also stated he would not be at the Commission meeting next week to vote on this.

Commissioner Musil stated when he ran for election he did not know the Commissioners were paid. He stated it is time consuming, but it is a choice he made and feels it is an honor to serve on the Commission. He agreed with Commissioner Mellick on the amount and would like to see this begin in two years.

Commissioner Phelps suggested leaving the amount and beginning date blank for discussion.

At the April 9, 2015 Commission meeting, Commissioners will consider approving an ordinance to increase the pay for City Commissioners.

### **Other Items for Discussion**

Commissioner Phelps complimented the candidates running for City Commission for obeying the ordinance regarding the placement of signs in yards.

Chairperson Schwaller stated he feels there is no reason to raise the Commissioners' pay at this time, that we have qualified Commissioners and the money could be put to better use.

### **Executive Session**

Ron Mellick moved, Shaun Musil seconded, that the Governing Body recess to executive session at 7:40 p.m. for 15 minutes to discuss matters pertaining to labor negotiations. The executive session included the City Commission, the City Manager, the Assistant City Manager and both

representatives from the City Attorney firm. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

Kent Steward

No action was taken during executive session.

The work session was adjourned at 7:55 p.m.

Submitted by: \_\_\_\_\_

Brenda Kitchen – City Clerk